



## DEVELOPMENT REVIEW COMMITTEE

CITY HALL ANNEX CONFERENCE ROOM  
808 S 8<sup>th</sup> AVENUE, SAFFORD, ARIZONA  
MONDAY, AUGUST 15, 2016  
3:00 PM

### MINUTE RECORD

**PRESENT:** Dustin Welker, Planning & Community Development Director; Ken VanWinkle, Safford School Superintendent; Gale Hedges, Safford Water Supervisor; Dan Braatz, Safford Electric Supervisor; Darlene Alder, Graham County Assessor; Randy Petty, Safford City Engineer/Public Works Director; Lance Henrie, Safford Assistant City Engineer/Public Works Director; Kevin Porter, Safford Gas Supervisor; James Ruiz, Safford Building Inspector; Jaime Holguin, Safford Building Inspector; Suzan Puzas, ADOT; Joe Brugman, Safford Police Chief; Denver Finch, IT Specialist; Amber Hogle, Administrative Assistant

1. **CALL TO ORDER:** The meeting was called to order at 3:02 p.m.
2. **PLANNING AND ZONING:**

**McDonalds Site Plan:** Review and discuss site plans for the complete tear down and rebuild of the McDonald's store located at 1830 W Thatcher Boulevard, Safford, Arizona.

Below are comments, requests and requirements discussed for the project:

**Signage:** It was suggested signage be added to egress stating "no right turn" however ADOT is not enforcing this request since other businesses in the same area do not have similar signage. Everyone is aware of the congested traffic area and cautions of left handed turns out of the property.

Drive-Thru: It was suggested to bump out the drive-thru waiting lane curbing from the ingress to deter driving out through the entrance. It was also requested to make sure proper signage is used to route traffic in appropriate directions through the McDonalds property.

Parking and Trash: Parking spaces and trash receptacle area meet requirements. It was suggested the catch basin drainage grate next to the trash receptacle be of highway rated material otherwise it may be torn up by the weight of the trash trucks.

Drainage: The drainage grate next to the trash area should be enlarged or two grates created in place of the one to be more efficient and minimize potential problems (i.e. a piece of cardboard or other trash could plug the grate). It was also suggested to install a Type 'D' or 'E' catch basin in the curb on the west and north curbs. Engineers will need provided the information from a percolation test to determine the permeability rates for calculations for time to drain. Drainage needs to occur within 48 hours. After reviewing the Geotechnical Report, the boring went down a maximum of 16.5 feet. At that level sandy clay was encountered which was stiff and firm. The plans state (Sheet SD04) that they have "Estimated Total Depth with 10' Penetration into Permeable Soils" and have a depth of 50'. It was questioned if they arrived at this depth? City Engineers will need further information from McDonalds of above mentioned. City Engineers would like to inform McDonalds designers that aluminum coated pipe has been attempted in the past and it does not hold up well in our soils.

Underground Storage Inspections: It was noted inspections of underground storage would be done by City Engineers.

Driveways: ADOT has not received a copy of the plans from McDonalds however they have been in contact and have informed McDonalds the driveways will need to be ADA compliant.

Lighting: Lighting meets requirements.

Water/Sewer: Comments as received via email from Gale Hedges, Water Department Supervisor: *They are requesting a new 1 ½" meter for their potable water and want to retain the current 1" meter for irrigation. There will be Capacity fees owed for the new 1 ½" meter and an adjusted capacity fee for the sewer. In the past we have credited the*

*amount of the smaller water meter size and charged for the new larger size. Sewer capacity fees are charged by the size of the water meter that will serve their potable water needs and flow into the sewer. The 1" water meter will need to be designated as irrigation only when the building goes into operation. That water usage will be eliminated from the sewer bill.*

*Sewer, they show a new 6" sewer tap. The current 4" sewer tap will need to be properly abandoned at the sewer main. A cap, installed at the connection to the sewer main will be sufficient. Current sewer clean outs and monuments removed.*

*A 6", one way, sewer clean out and monument be installed at the sewer main for the city to have the ability to monitor and camera when needed.*

*I asked Ruben Mata to look at these plans and comment.*

*He suggests data for the size of the grease interceptor be checked, they call for only a 1500 gallon tank. Get more information about the tank brand and if it is acceptable with our code.*

*He suggests clean outs before and after the grease interceptor for McDonald's serviceability.*

*The electric steel pole that is to be installed on the east side of the current drive way should be installed east of the existing fire hydrant.*

*They are requesting a new 4" fire line. There is a "Supplemental Fire Protection Charge" that has options on how to pay for that. Please see the Supplemental Fire Protection attachment. Once they choose an option Citizen Services will need to be notified.*

*The 4" fire line tap is shown to be made in the middle of the existing drive. I suggest the tap be made just to the west side of the drive way and the required backflow be installed just inside the property line. The FDC fitting also be installed just after the backflow.*

*Also if the new 1 1/2" meter tap is made just east of the existing 1" meter there is a possibility that both the new meter and fire line could be made inside one large excavation.*

*If the Water Division is asked to make these water and sewer taps there is usually a construction fee. As always, if a contractor is to perform all of these taps they are required to have a Class A license and Ruben Mata will perform those inspections. If the*

*city is to perform the work we need to submit the ADOT permits as soon as we can. The permit process sometimes seems to take a while.*

Electric: Electric meets requirements; using existing transformer.

Gas: Gas Department needs a load to see what size service line and meter is needed. This will be a new service; no gas at current facility. It was noted the gas connection will be a separate cost than the building permit fee.

Landscape: There are 10 trees in the landscape plan, of which some may be in line of vision for drivers. It was suggested to move the tree on the southeast side as far back as possible. In the middle front, eliminate one or both of the trees. If fire/water lines are moved per water/sewer suggestions above, it was noted to double check pipes in the area so that roots will not cause an issue with the pipes. Also, keep in mind any trees that may potentially grow in to a power line is a concern and would be a constant maintenance requirement for McDonalds. It was suggested to either relocate some of the trees (keeping suggestions above in mind) or to reconsider placement of all trees with different low bearing plants.

**3. ANNOUNCEMENTS and PROJECT UPDATES:**

Circle K—rezone and annexation ordinances have gone to Council for first reading. Once they are adopted, Circle K will close on property and begin project toward the end of the year.

Mt. Graham Shopping Center will begin façade renovation project after monsoon season.

**4. ADJOURN:** The meeting was adjourned at 3:54 p.m.

*Summary Minutes prepared by: Amber Hogle, Administrative Assistant*